

3186257
BK 7344 PG 1438

E 3186257 B 7344 P 1438-1439
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/11/2019 2:11:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Tracy Teeples
2888 South 3000 West
Syracuse, UT 84075

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **14253-5987165 (se)**
A.P.N.: **12-102-0112**

Gordon K. Rasmussen, Grantor, of **Syracuse, Davis** County, State of **UT**, hereby CONVEY AND WARRANT to

Tracy Teeples, Grantee, of **Syracuse, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

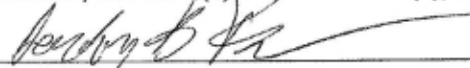
A THE WESTERLY PORTION OF A TRACT OF LAND RECORDED AS ENTRY NUMBER 2734020 B 5750 P 706-707 ON APRIL 17, 2013 DAVIS COUNTY DEED RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF SOUTH 00°11'27" WEST DAVIS COUNTY RECORDS BETWEEN THE MONUMENTED NORTHEAST CORNER (HAVING NAD83 GRID COORDINATES OF N= 3551493.030 E=1479437.829 U.S.FT.) AND THE EAST QUARTER CORNER (HAVING NAD83 GRID COORDINATES OF N=3548855.184 E=1479413.178 U.S.FT, SOUTH 00°32'07" WEST BASED ON GEODETIC NORTH FROM LEICA NETWORK), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT LOCATED 976.49 FEET SOUTH 00°11'27" WEST (SOUTH BY DEED) ALONG THE MONUMENTED SECTION LINE, AND 33.00 FEET NORTH 89°48'43" WEST (WEST BY DEED), TO THE NORTHEAST CORNER OF LOT 11, DISTANT SERENADE SUBDIVISION, AN UNRECORDED SUBDIVISION PREPARED BY LANDMARK SURVEYING, INC., AS PROJECT NUMBER 3823 DATED JULY 1, 2019 (SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT RECORDED AS ENTRY NUMBER 2734020), AND 104.47 FEET NORTH 89°48'43" WEST (WEST BY DEED), ALONG THE NORTH LINE OF SAID LOT 11, TO THE SOUTHEAST CORNER OF LOT 9 SAID SUBDIVISION (SAID LINE BEING THE SOUTH BOUNDARY OF SAID TRACT RECORDED AS ENTRY NUMBER 2734020 AS EVIDENCED BY AN EXISTING FENCE LINE; FROM SAID MONUMENTED NORTHEAST CORNER OF SECTION 20; RUNNING THENCE NORTH

89°48'43" WEST (WEST BY DEED) 113.33 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT RECORDED AS ENTRY NUMBER 2734020; THENCE NORTH 00°11'17" EAST (NORTH BY DEED) 100 FEET, TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AS ENTRY NUMBER 2734020; THENCE SOUTH 89°48'43" EAST (EAST BY DEED) 115.06 FEET, ALONG THE NORTH BOUNDARY OF SAID TRACT RECORDED AS ENTRY NUMBER 2734020 AS EVIDENCED BY AN EXISTING FENCE LINE AND FENCE LINE EXTENDED; THENCE SOUTH 01°10'44" WEST (SOUTH BY DEED) 119.69 FEET, ALONG THE EAST BOUNDARY OF SAID LOT 9, TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this **September, 6, 2019**.

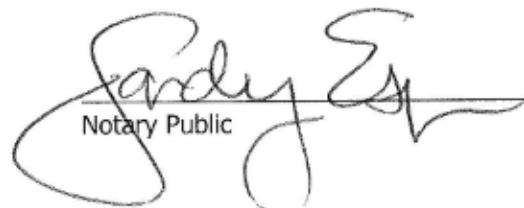

Gordon K. Rasmussen

STATE OF UT.)
County of DAVIS)ss.

On 9/6/19, before me, the undersigned Notary Public, personally appeared **Gordon K. Rasmussen**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:


Notary Public

